



James Landing Property Owners' Association, Inc.
Board of Directors Meeting
Beef O'Brady's 3030 Lake Washington Rd
March 18, 2024, at 6:30 PM

MINUTES

Board members present constituting a quorum: DeeAnna Wright, Carol Chiaverini, James MacDavitt, Karen Parish, and Bobbi Mila. Sara LaPointe and Ron Lighthall with Bayside Management Services are in attendance.

CALL TO ORDER:

DeeAnna called the meeting to order at 6:30 p.m.

PROOF OF NOTICE:

Proof of notice was posted in accordance with the By-laws and Florida Statutes at the entrances and bulletin board.

APPROVAL OF MINUTES:

DeeAnna moves to approve the minutes from the 1/15/24 meeting, Carol seconds; all in favor.

OFFICER / COMMITTEE / MANAGEMENT REPORTS:

Treasurer – Carol reports on bank balance as of the end of February and the CD balances. Sara reports seventy nine (79) accounts have not yet paid; a late fee has been applied and statements mailed. Carol moves to proceed with the lien foreclosure for 2947 Sebastian due to non-payment, DeeAnna seconds; all in favor.

Secretary- Bobbi reports the website has been updated and discusses information to post. She advises she will be working on a newsletter to go out.

Management- Sara previously discussed AR report.

UNFINISHED BUSINESS:

1. **Rental Survey Results**- Sara provides information regarding returned survey results including comments made on some. Discussion follows; there were seventy returned. Bobbi will include information in the newsletter to explain why the board is seeking input. Discussion is held regarding the current number of rentals.
2. **Irrigation**- Carol reports she and Sharon met with Ground Professionals and the City regarding reclaimed water and irrigation along Longview. The reclaimed water will be installed along Parkway first and may take quite awhile. Sara provides information on the difficulties of insuring property the Association does not own. The Board will provide a map of the areas for Sara to send to the insurance agent to explore possible insurance carriers. Discussion held.
3. **Tree Trimming**- Carol discusses oak trees needing to be trimmed; Ground Professionals charges between \$200 and \$250 per tree. Bids will be obtained.

NEW BUSINESS:

1. **Inspections** – Discussion regarding the next inspection and violations.

ADJOURNMENT:

As there was no further business, a motion was duly made and seconded to adjourn at 7:17 p.m.

QUESTIONS FROM THE FLOOR:

- David asks if there was an approval process for rentals; there is not.
- Mary asks if hurricane shutters may be left in place year around; there are no rules prohibiting this.
- Sharon asks regarding a home building a pool; they did obtain ARC approval.
- Mr. Clancy asks about owner responses to the survey.
- Discussion is held regarding past due accounts and legal action.

Next Meeting – May 2024

These minutes are being submitted by Bayside Management Services.